THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544504** Karen Johnson Davidson County Batch# 1014950 **DEEDWARR** 06/14/2023 10 18 02 AM 2 pgs Fees: $13 00 Taxes $10,360 00 20230614-0045324	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00 Affiant Subscribed and sworn to before me, this 13th day of June, 2023. Notary Public My Commission Expires.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: 3653 Richland Trust U/A Dated May 27, 2023 3653 Richland Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 104 09 0 281.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean A. Baker and Dianna K. Baker, Trustees of the Baker Family Trust dated December 12, 2002 as Amended and Restated June 23, 2009 and September 26, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Howard, Trustee of the 3653 Richland Trust U/A Dated May 27, 2023, with full power to sell, mortgage, convey or otherwise alienate without the joiner of any beneficiary**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 2 & 3, Welch Property, Section I & of Lot 4 Richland Hall, Section II (Formerly Known As Welch Property, Section II), Richland Hill, Lots 2, 3, 4, 5 and 6 of record in Plat at Instrument No. 20160824-0088374, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean A. Baker and Dianna K. Baker, Trustees of the Baker Family Trust dated December 12, 2002 as Amended and Restated June 23, 2009 and September 26, 2011, by Special Warranty Deed from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170920-0096427, in the Register's Office of Davidson County, Tennessee, dated September 19, 2017, and recorded on September 20, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 2 & 3, Welch Property, Sec I & of Lot 4 Richland Hall, Section II (formerly known as Welch Property, Section II), Richland Hill, Lots 2, 3, 4, 5 and 6, as recorded in Instrument No. 20160824-0088374.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Co., Division 'A', as recorded in Book 161, Page 151.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Major Subdivision, Richland Hall Section II, Formerly Known As Welch Property Subdivision Section II, as recorded in Instrument No. 20160621-0062851.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161122-0123312 as amended in Instrument No. 20181128-0116165.

Covenants, Conditions and Restrictions as set forth in Declaration of Reciprocal Easements and Covenants recorded in Instrument No. 20150803-0076592.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160205-0011276.

Easement for Ingress and Egress, recorded in Instrument Nos. 20150619-0059101 and 20150619-0059102.

Encroachment Agreement as set forth in instrument recorded in Instrument No. 20150619-0059105.

This is improved property located at 3653 Richland Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2023.

Baker Family Trust dated December 12, 2002 as Amended and Restated June 23, 2009 and September 26, 2011

BY: Sean A. Baker, Trustee

BY: Dianna K. Baker, Trustee

STATE OF Missouri)
COUNTY OF Miller)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean A. Baker and Dianna K. Baker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Baker Family Trust dated December 12, 2002 as Amended and Restated June 23, 2009 and September 26, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of June, 2023.

Notary Public
My Commission Expires: 1/6/2024

BETH ANNE HOLDER
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 20568330
My Commission Expires Jan 6, 2024